



# Office of the City Clerk



SO2011-2296

Office of the City Clerk

## City Council Document Tracking Sheet

**Meeting Date:** 4/13/2011

**Sponsor(s):** Del Valle, Miguel (Clerk)

**Type:** Ordinance

**Title:** Zoning Reclassification App No. 17243 at 723-741 W  
Madison St, 1-41 S Halsted Ave and 760-778 W Monroe St

**Committee(s) Assignment:** Committee on Zoning

**SUBSTITUTE ORDINANCE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the DX-7, Downtown Mixed-Use District symbols and indications as shown on Map No. 2-F in the area bound by:

West Madison Street; the Kennedy (I-90) Expressway; West Monroe Street; and South Halsted Street

to those of a Residential-Business Planned Development District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Commonly known as: I-41 South Halsted Street; 723-741 West Madison Street; 760-778 West Monroe Street, Chicago, Illinois 60607.

## **RESIDENTIAL BUSINESS PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number TBD, (“Planned Development”) consists of approximately 79,658 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, Mid City Plaza, LLC .
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 17 Statements: a Bulk Regulations Table; an Existing Land-Use Area Map; a Planned Development Property Line and a Right of Way Adjustment Map; Existing Zoning and Street System Map Generalized Site Plan; Banquet Floor Plan; Amenity Floor Plan; Typical Parking Floor Plan; Residential Floor Plan 11-42; Residential Floor Plan 43-46; Landscape Plan; a Green Roof Plan; Building Elevations

Applicant: Mid City Plaza, L.L.C.  
Address: 1-41 South Halsted Street; 723-741 West Madison Street; 760-778 West Monroe Street  
Chicago, Illinois 60607  
Introduced: April 13, 2011  
Plan Commission: August 16, 2012

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(North, South, East and West) and Chicago Builds Green form prepared by FitzGerald Associates Architects and dated August 16, 2012, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development: hotel; banquet and meeting room facilities; retail; residential; parking; uses as permitted in the Commercial Use group in the DX-7, Downtown Mixed Use District.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 79,658 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation,

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Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall achieve LEED Certification for the residential tower and will provide a 50% Green Roof 13,815 square foot green roof on the top of the retail/ parking podium.
15. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 79,658 square feet and a base FAR of 7.0 The improvements to be constructed on the Property will utilize the following series of FAR bonuses:

<u>Description (list of all bonuses applied for and calculations)</u>	<u>FAR</u>
Base FAR:	<u>7.0</u>
Density Bonus:	<u>1.4</u>
Upper Level Setbacks:	<u>1.0</u>
Total FAR:	<u>9.4</u>

16. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the Applicant has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as Exhibit \_\_\_\_ ("Bonus Worksheet"). Any developer of a building receiving an affordable housing floor area bonus ("Eligible Building") must either provide on-site affordable housing units or make a cash payment to the City's Affordable Housing Opportunity Fund. The Applicant has elected to make a cash payment in lieu of providing on-site affordable housing units. In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must make a cash payment in the amount of \$2,587,291.84 ("Cash Payment"). The Applicant must make the required Cash Payment before the issuance

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of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, and must comply with all applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to DX-7, Downtown District.

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AMENDED  
RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_  
BULK REGULATIONS AND DATA TABLE

<b>Gross Site Area:</b>	109,981 square feet
<b>Net Site Area:</b>	79,658 square feet
<b>Public Right-of-Way:</b>	30,232 square feet
<b>Allowable Uses:</b>	Per Statement No. 5
<b>Banquet and Meeting Room Facilities:</b>	47,000 square feet
<b>Retail Area:</b>	10,000 square feet
<b>Existing Number of Hotel Rooms:</b>	399 rooms
<b>Maximum Number of Units:</b>	492 units
<b>Base Floor Area Ratio:</b>	7.0
<b>Density Bonus Floor Area Ratio- ARO:</b>	1.4
<b><u>Density Bonus Floor Area Ratio - Set back:</u></b>	<u>1.0</u>
<b>Maximum Floor Area Ratio:</b>	9.4
<b>Maximum Site Coverage (of Net Site):</b>	95%
<b>Minimum Number of Accessory Off Street Parking Spaces:</b>	520 spaces
<b>Minimum Bicycle Parking Area:</b>	50 spaces
<b>Minimum Number of Off-Street Loading Spaces:</b>	3 spaces
<b>Minimum Building Setbacks:</b>	From West Madison Street: 0 feet From east property line: 0 feet From West Monroe Street: 0 feet From South Halsted Street: 0 feet
<b>Maximum Building Height:</b>	490 feet, (as measured by Chicago Zoning Ordinance)
<b>On-Site Open Space (roof of 9-story building):</b>	17,712 square feet
<b>Green Roof:</b>	13,815 square feet
<b>Applicant:</b>	Mid City Plaza, L.L.C.
<b>Address:</b>	1-41 South Halsted Street; 723-741 West Madison Street; 760-778 West Monroe Street Chicago, Illinois 60607
<b>Date:</b>	April 13, 2011
<b>CPC Date:</b>	August 16, 2012

**Affordable Housing Agreement (Rental)**

Submit this form to the Department of Housing and Economic Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Kara Breems; Department of Housing and Economic Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [Kara.Breems@cityofchicago.org](mailto:Kara.Breems@cityofchicago.org); Telephone: (312) 744-6748.

For information on these programs/requirements, visit [www.cityofchicago.org/HED](http://www.cityofchicago.org/HED).

Date: August 1, 2012

**SECTION 1: DEVELOPMENT INFORMATION**

Development Name: Crowne Plaza Hotel

Development Address: 1-41 South Halsted; 723-741 West Madison; 760-778 West Monroe

Ward: 27 Alderman: Burnett

ZONING Contact Name/Phone Number:

- Type of City involvement: (check all that apply)
- Land write-down
  - Financial Assistance
  - Zoning Increase or City Land purchase
  - Planned Development
  - Downtown Affordable Housing Zoning (Density) Bonus

**SECTION 2: DEVELOPER INFORMATION**

Developer Name: Mid City Plaza, LLC

Developer Contact (Project Coordinator): David Friedman

Developer Address: 900 West Touhy

Email address: dfriedman@fandrealty.com May we use email to contact you?  Yes  No

Telephone Number: 847/679-7500

**SECTION 3: DEVELOPMENT INFORMATION**

**a) Affordable units required**

For ARO projects:        x 10%\* =        (always round up)  
 Total units total affordable units required

\*20% if TIF assistance is provided

For Density Bonus projects:        X 25% =         
 Bonus Square Footage\* Affordable sq. footage required

\*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 ([www.cityofchicago.org/zoning](http://www.cityofchicago.org/zoning) for zoning info).

**b) building details**

In addition to water, which of the following utilities will be included in the rent (circle applicable):

- Cooking gas    
  electric gas heat    
  electric heat    
  other (describe on back)

Is parking included in the rent for the: affordable units? yes no     market-rate units? yes no  
 if parking is not included, what is the monthly cost per space?



Estimated date for the commencement of marketing:

Estimated date for completion of construction of the affordable units:

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)
Affordable Units							
Market Rate Units						N/A	N/A

\*Rent amounts determined by the "City of Chicago's Maximum Affordable Monthly Rent Chart"

**SECTION 4: PAYMENT IN LIEU OF UNITS**

When do you expect to make the payment -in-lieu? Issuance of building permit Spring 2013  
 (typically corresponds with payment/issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount owed}}{\text{Amount owed}} \times \$100,000 = \$ \text{Amount owed}$$

(round up to nearest whole number)

For Density Bonus projects, use the following formula to calculate payment owed:

$$\frac{111,521.20}{\text{Bonus Floor Area (sq ft)}} \times 80\% \times \$29.00 \text{ median price per base FAR foot (from table below)} = \$2,587,291.84 \text{ Amount owed}$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

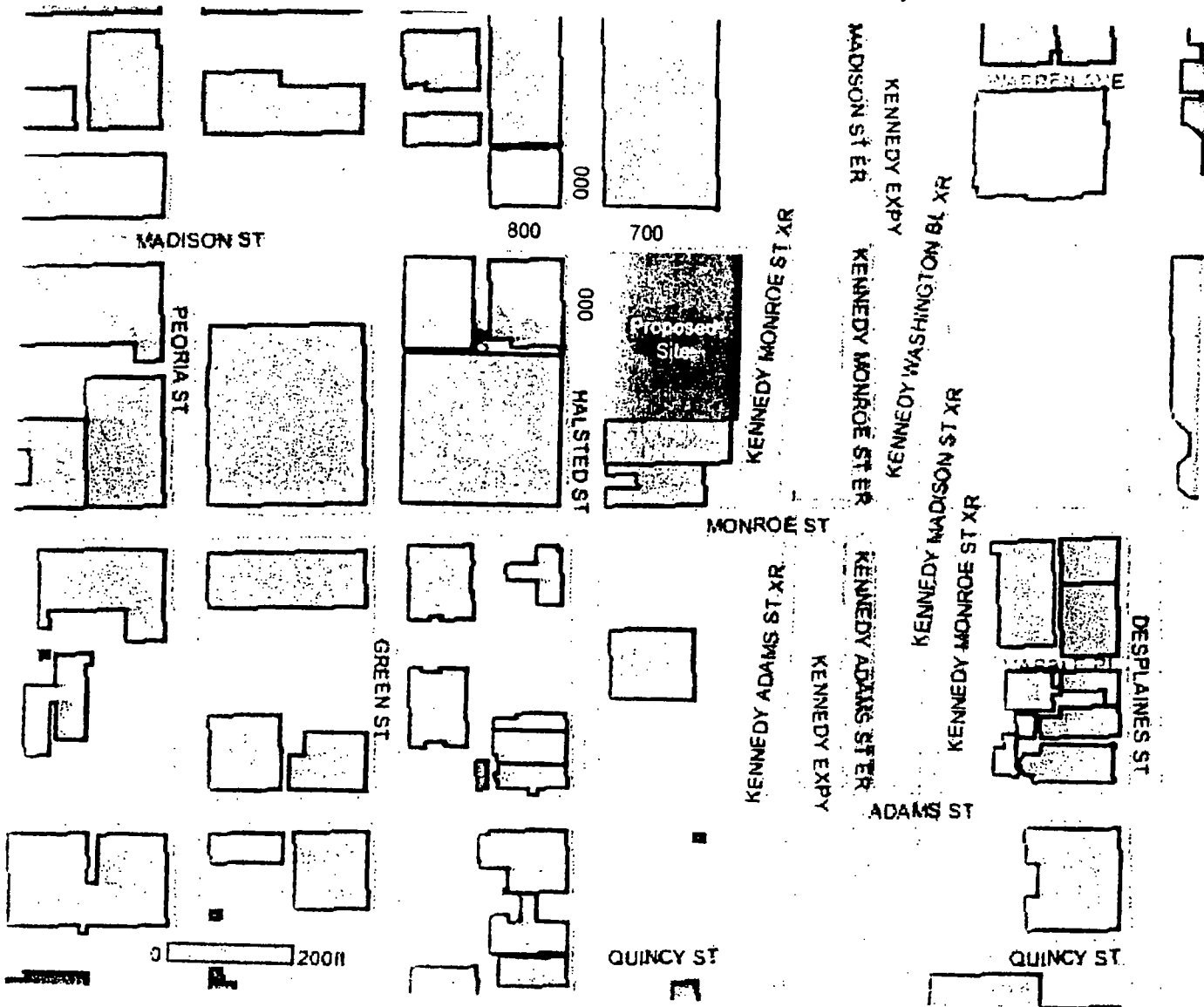
Authorization to Proceed (to be completed by Department of Housing and Economic Development)

Kara Breems,  
 Department of Housing and Economic Development

 8-8-12

date

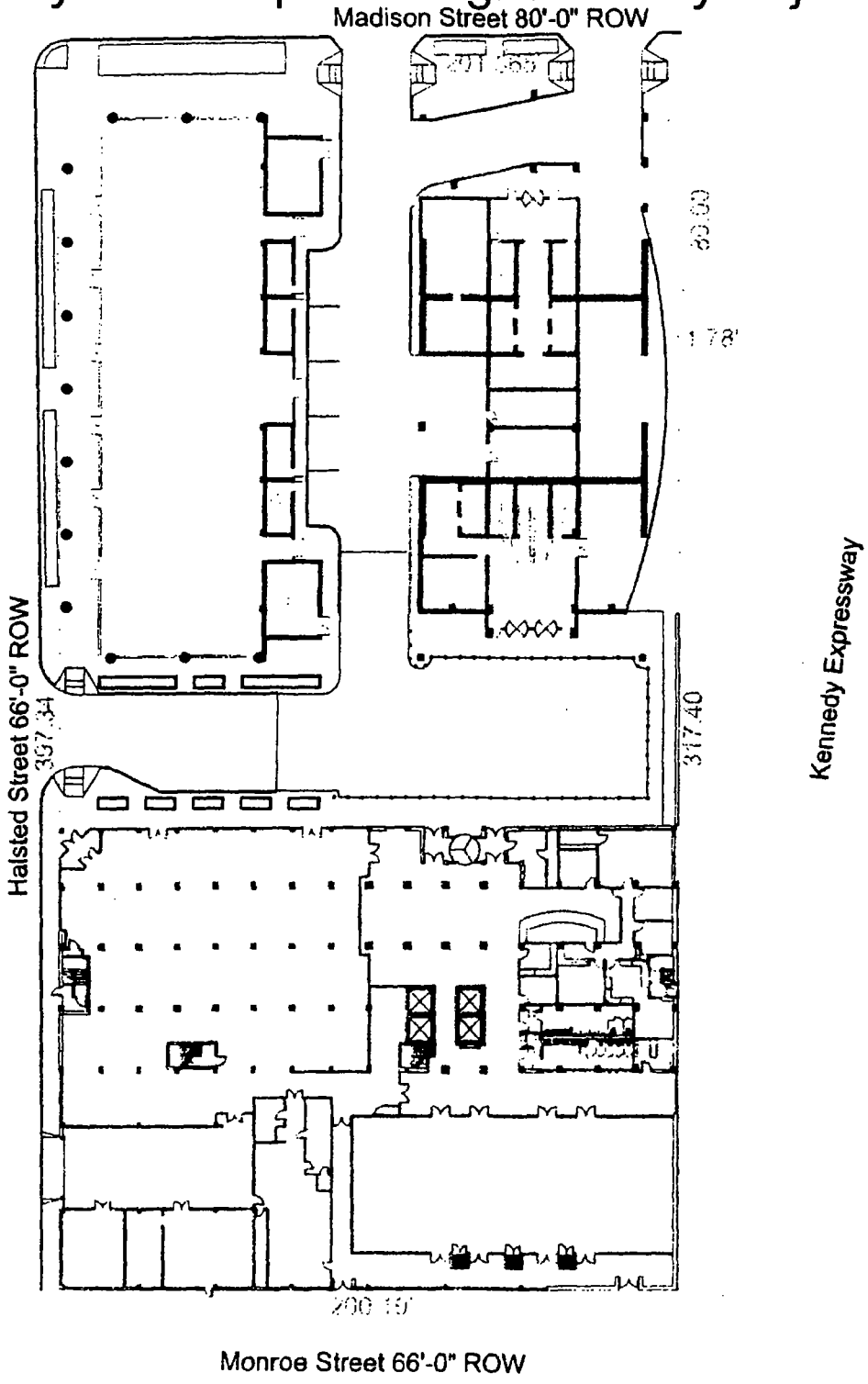
# Planned Development No. Existing Land-Use Area Map



Applicant: Mid City Plaza, L L C.  
Address: 1-41 South Halsted: 723-741 West Madison: 760-778 West Monroe, Chicago, IL  
Introduced: April 13, 2011  
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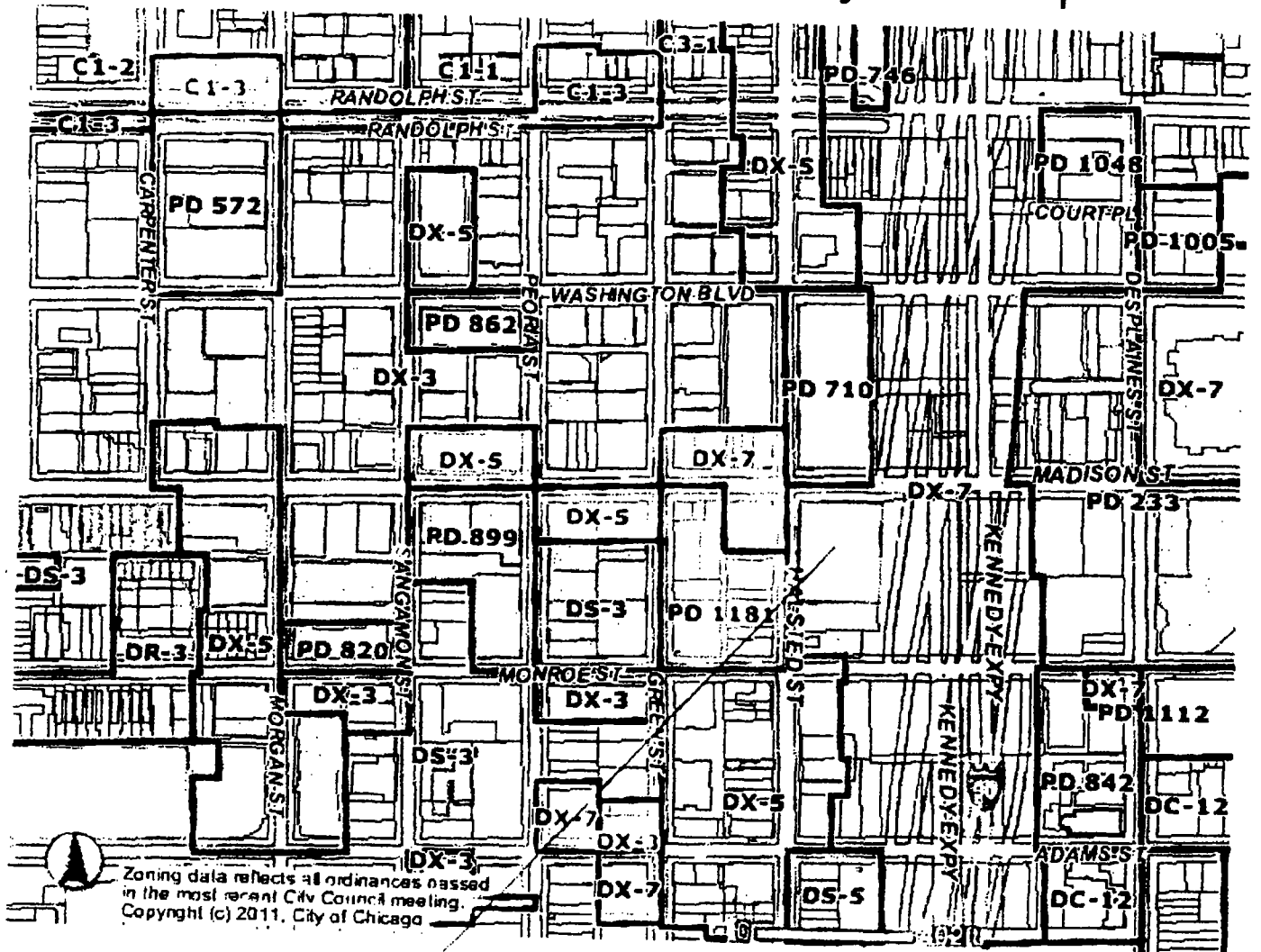
# Planned Development No. Property Line Map and Right-of-Way Adjustment Map



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# Planned Development No. Existing Zoning and Street System Map



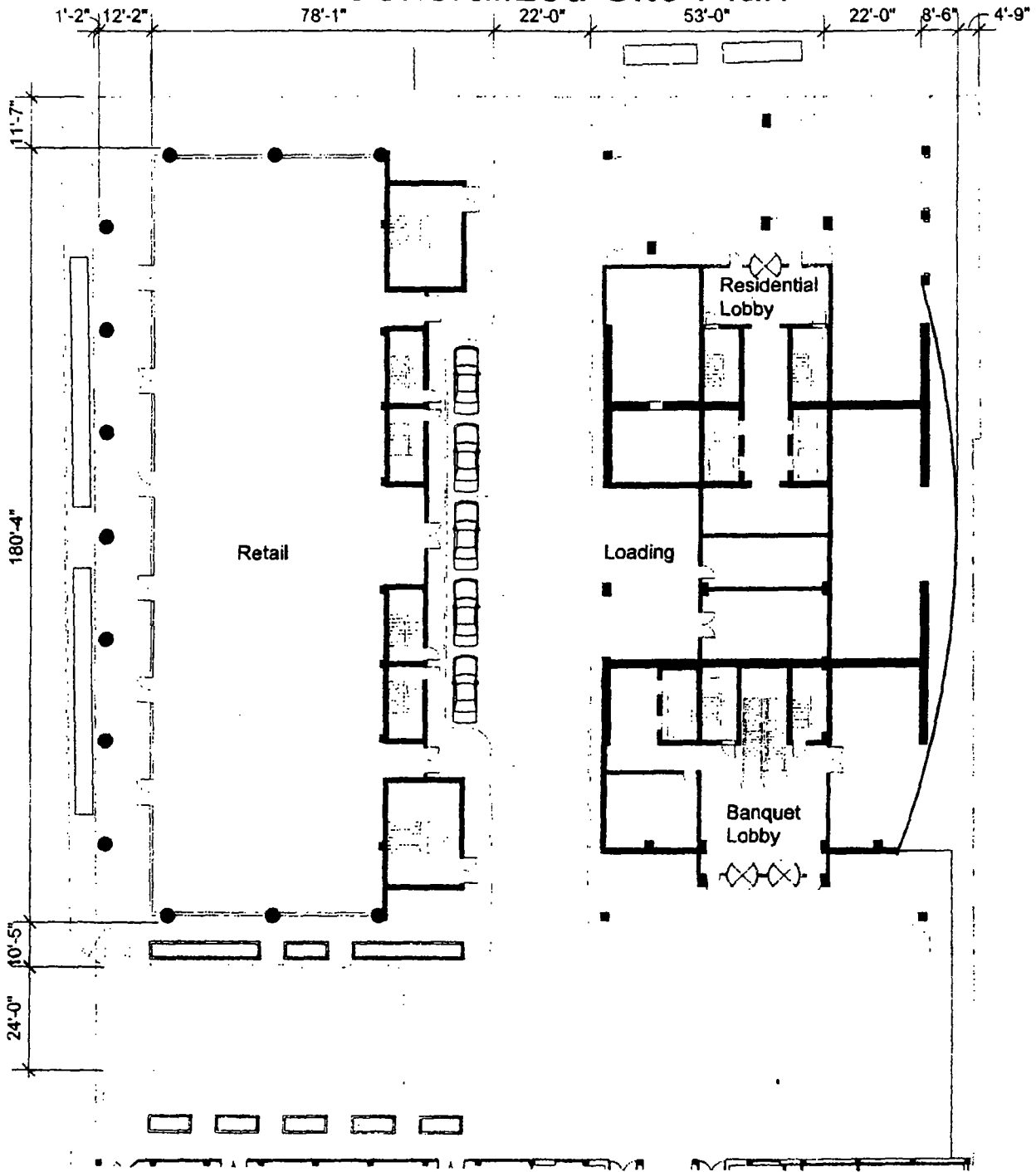
Zoning data reflects all ordinances passed  
in the most recent City Council meeting.  
Copyright (c) 2011, City of Chicago

Proposed Site

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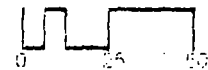


# Planned Development No. Generalized Site Plan



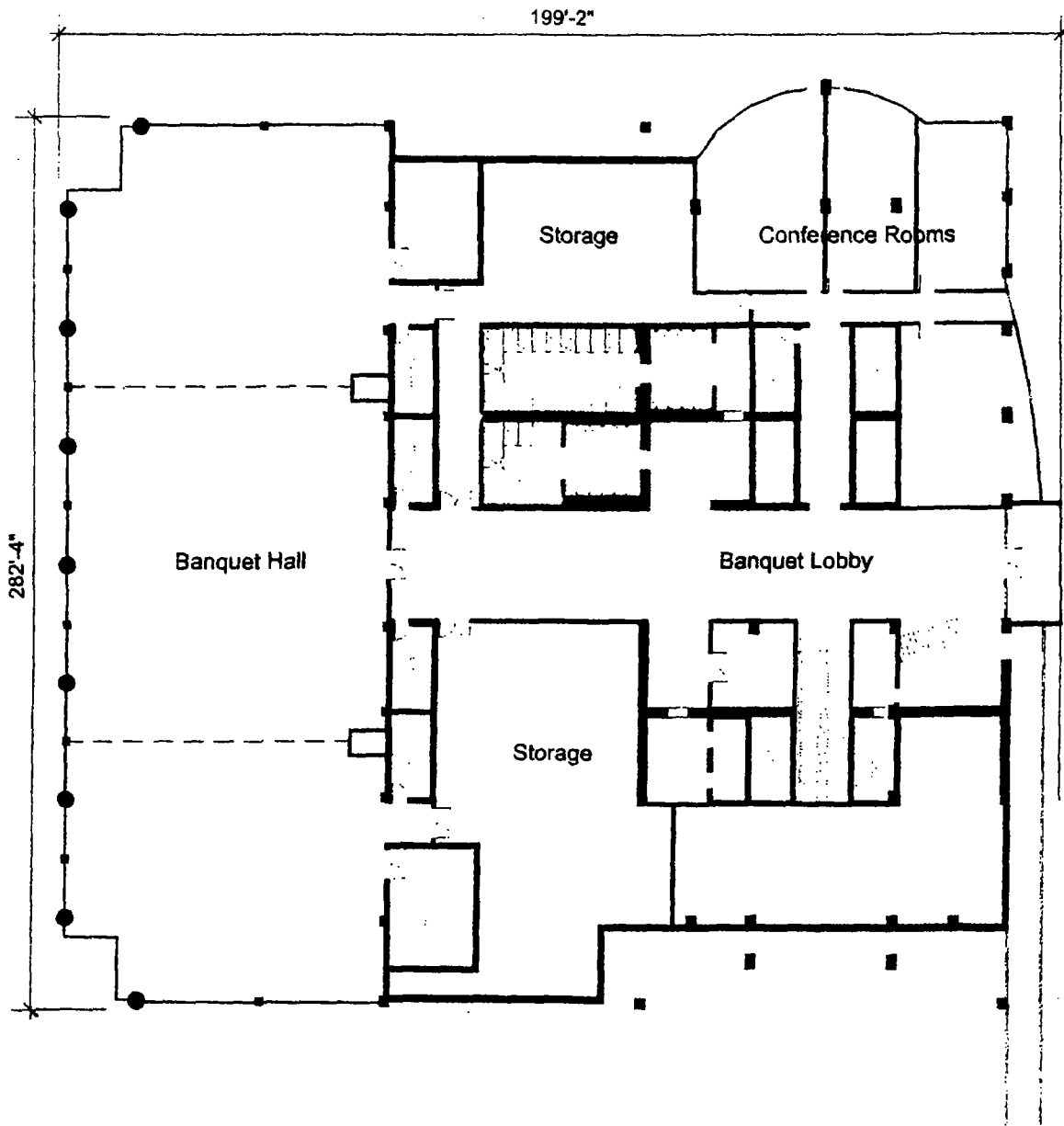
20,700 GSF Floor 1  
20,700 FAR Floor 1

Existing Hotel



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# Planned Development No. Banquet Floor Plan

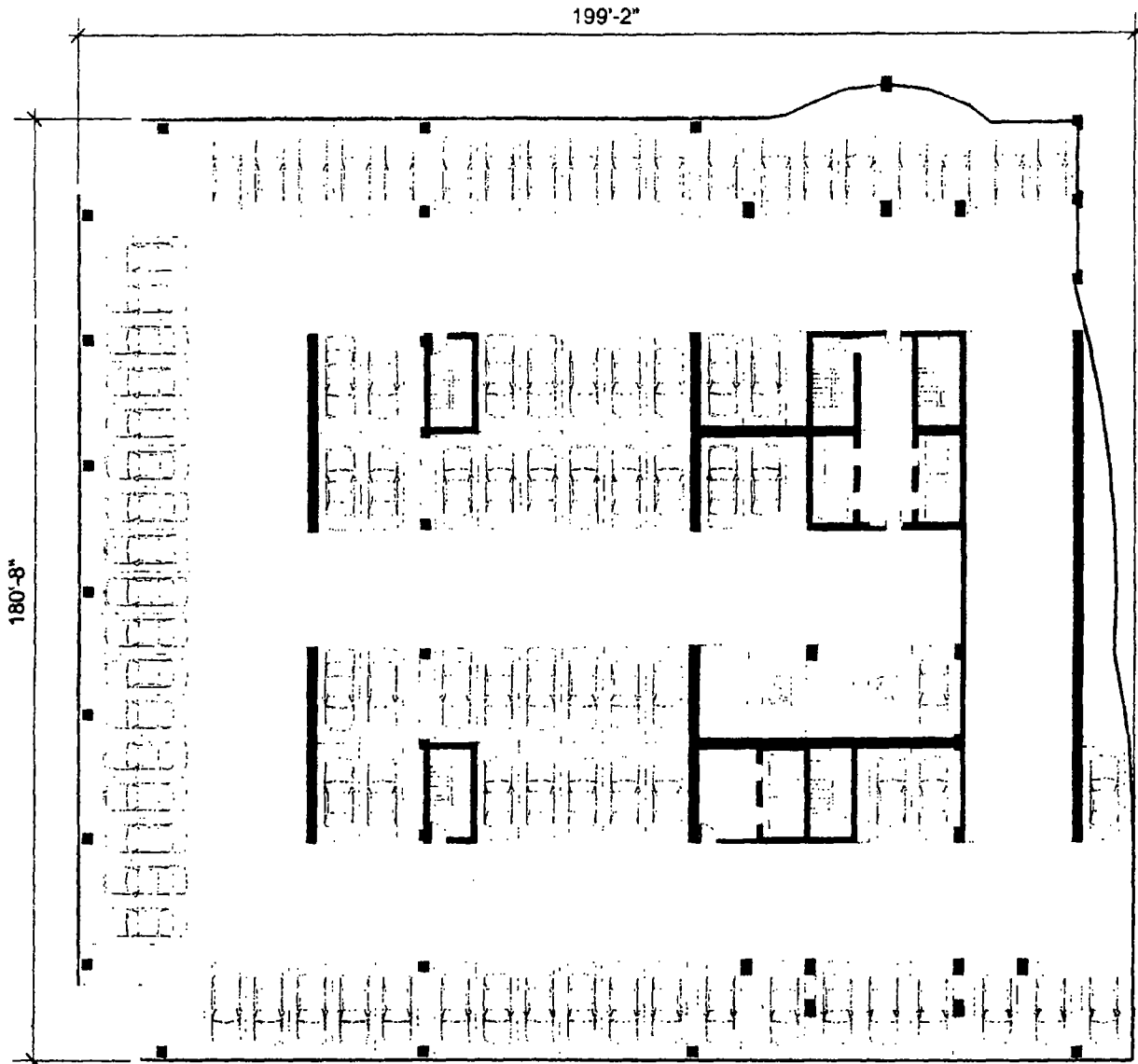


32,855 GSF Floor 2  
30,695 FAR Floor 2

19,210 GSF Floor 3  
16,040 FAR Floor 3

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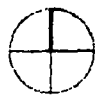
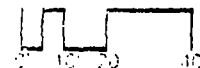
# Planned Development No. Typical Parking Floor Plan



31,470 GSF Floor 9  
2,160 FAR Floor 9

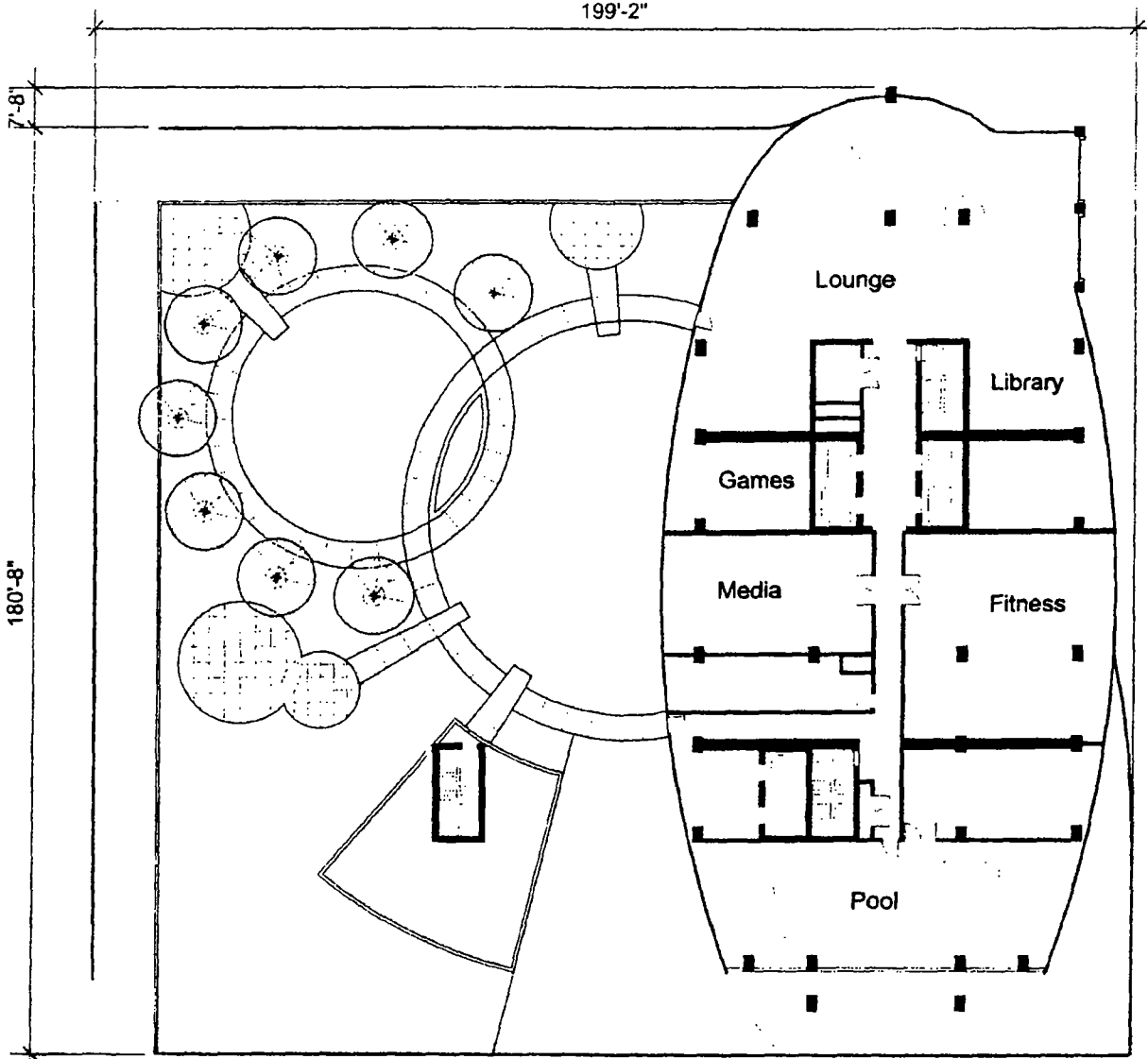
34,990 GSF Floors 5 - 8  
2,160 FAR Floors 5 - 8

35,390 GSF Floor 4  
2,160 FAR Floor 4

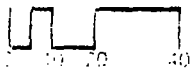


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Address: 1-41 South Halsted; 723-741 West Madison; 760-778 West Monroe. Chicago, IL  
Introduced: April 13, 2011  
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# Planned Development No. Amenity Floor Plan



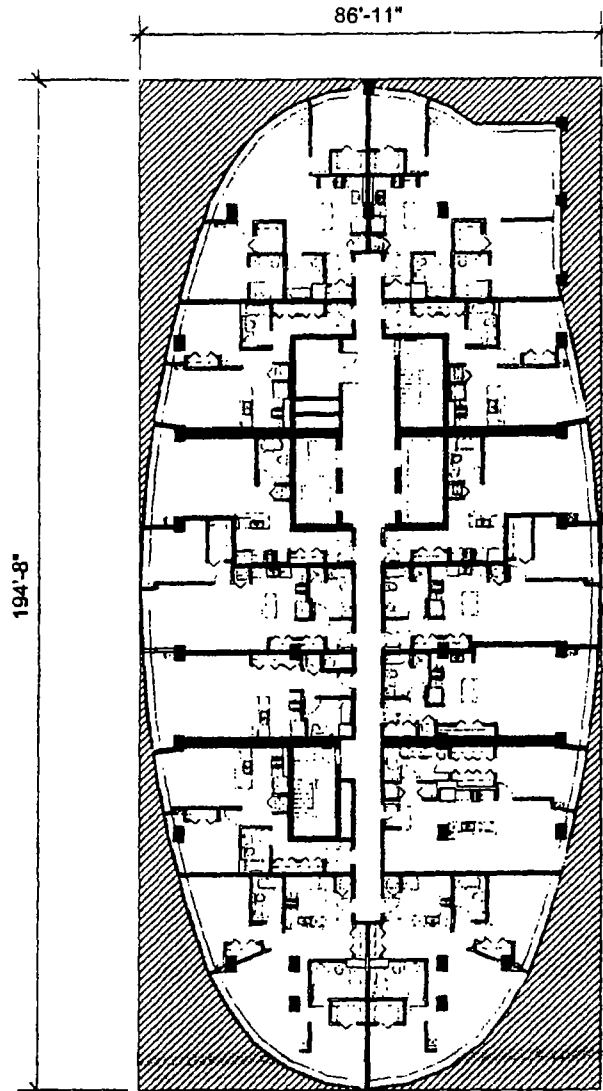
12,790 GSF Floor 10  
12,790 FAR Floor 10



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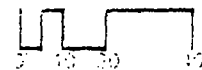


# Planned Development No. Residential Floor Plan 11-42



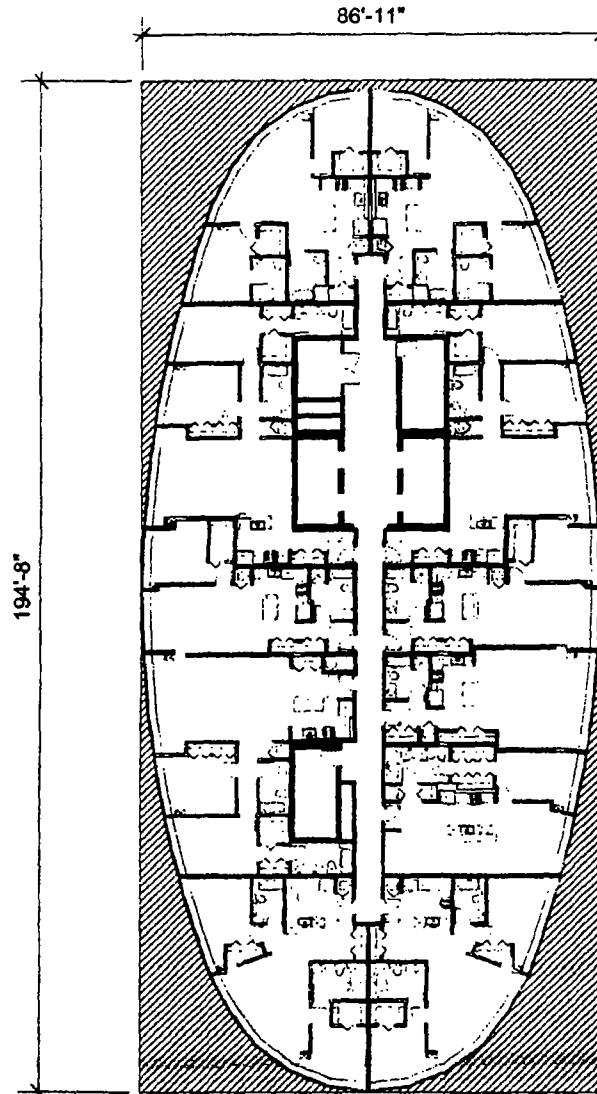
16,920 sf rectangular area  
13,785 sf actual floor area  
3,135 sf area outside of ellipse

Note: The proposed tower is elliptical. A dimensional rectangle is shown above and is provided solely for purposes of calculating floor area.



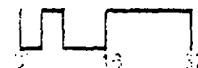
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# Planned Development No. Residential Floor Plan 43-46



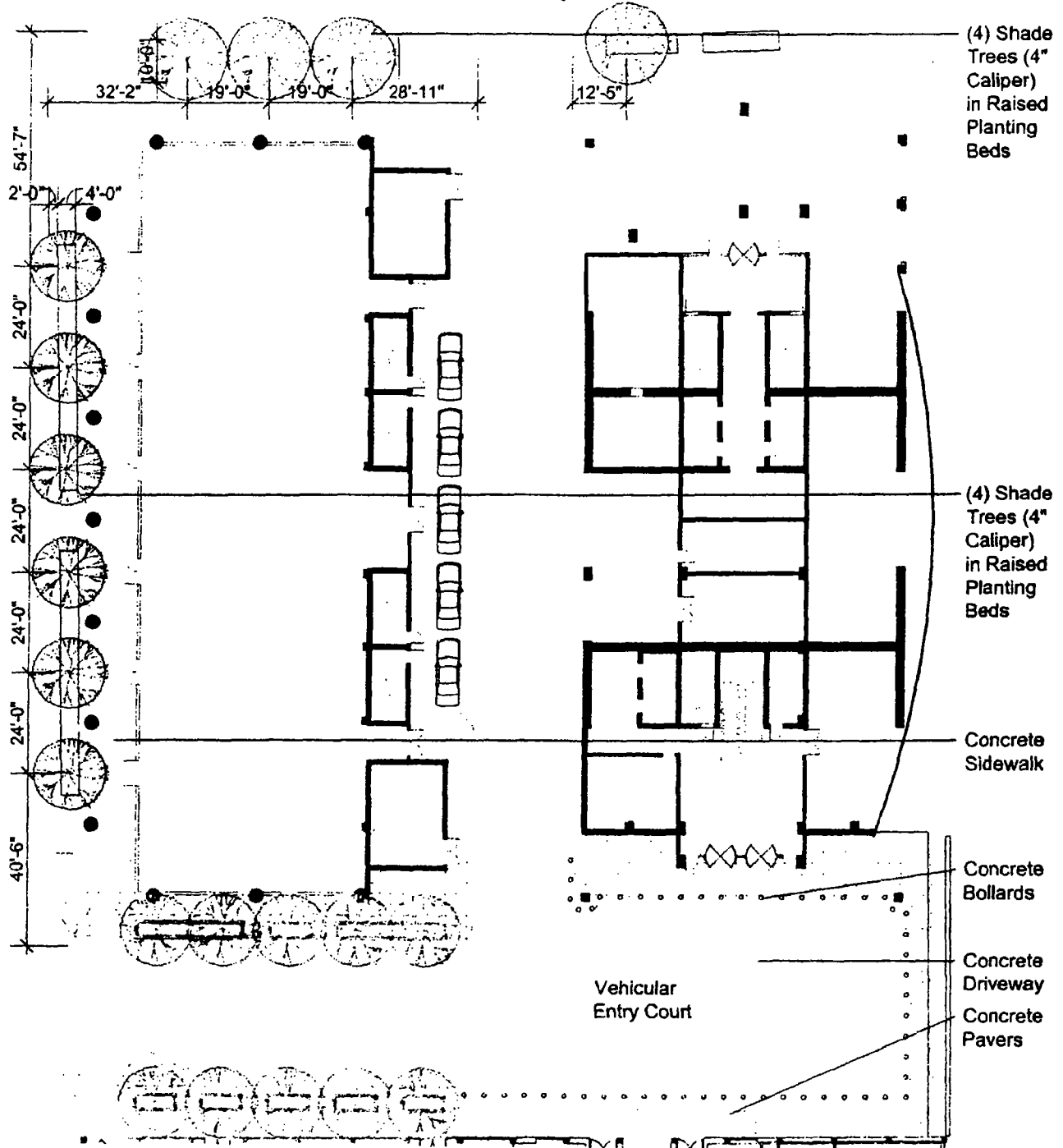
16,920 sf rectangular area  
13,575 sf actual floor area  
3,345 sf area outside of ellipse

Note: The proposed tower is elliptical. A dimensional rectangle is shown above and is provided solely for purposes of calculating floor area.



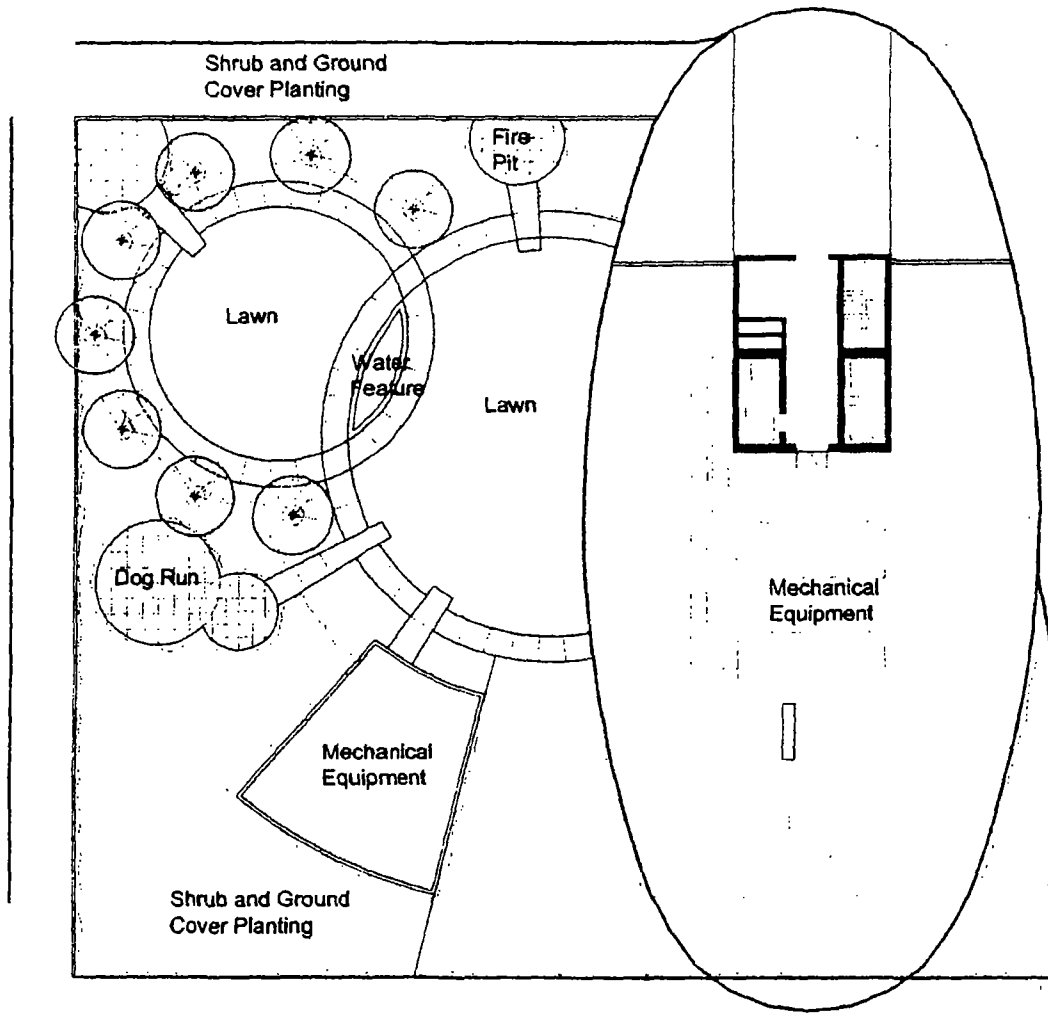
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Address: 1-41 South Halsted; 723-741 West Madison; 760-778 West Monroe, Chicago, IL  
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# Planned Development No. Landscape Plan

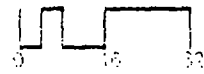


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Address: 1-41 South Halsted; 723-741 West Madison; 760-778 West Monroe, Chicago, IL  
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# Planned Development No. Green Roof Plan

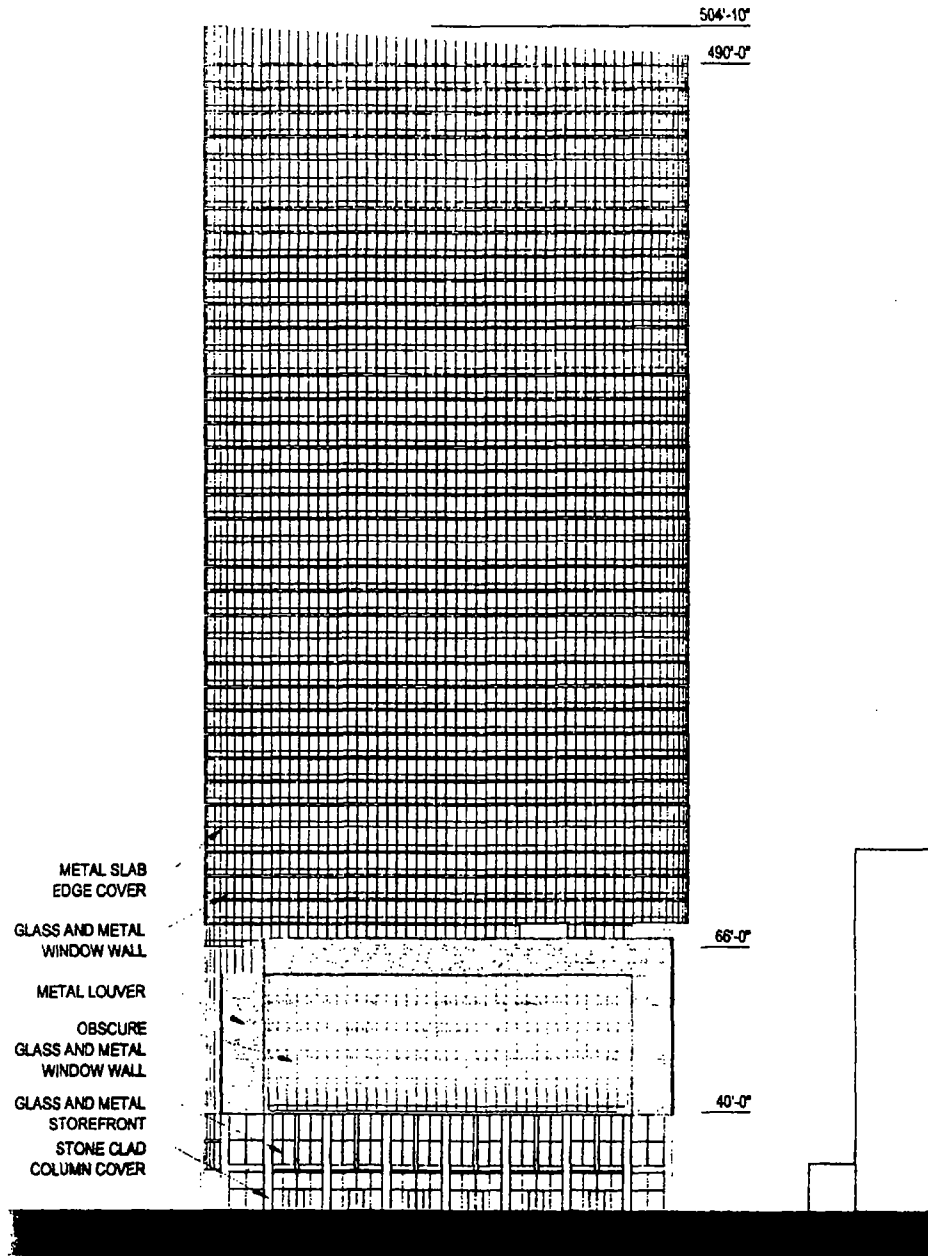


Total Area of Roof = 27,200 SF  
Total Area of Green Roof = 13,815 SF



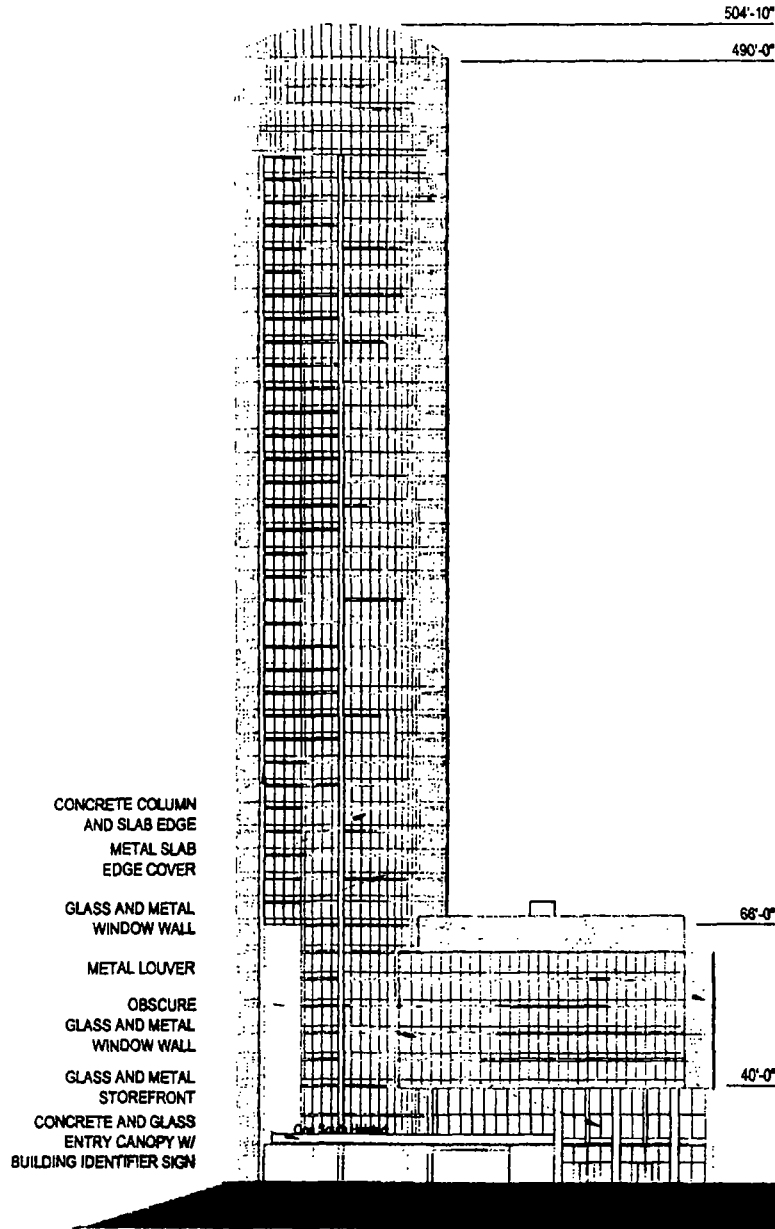
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# Planned Development No. FINAL FOR PUBLICATION West Elevation



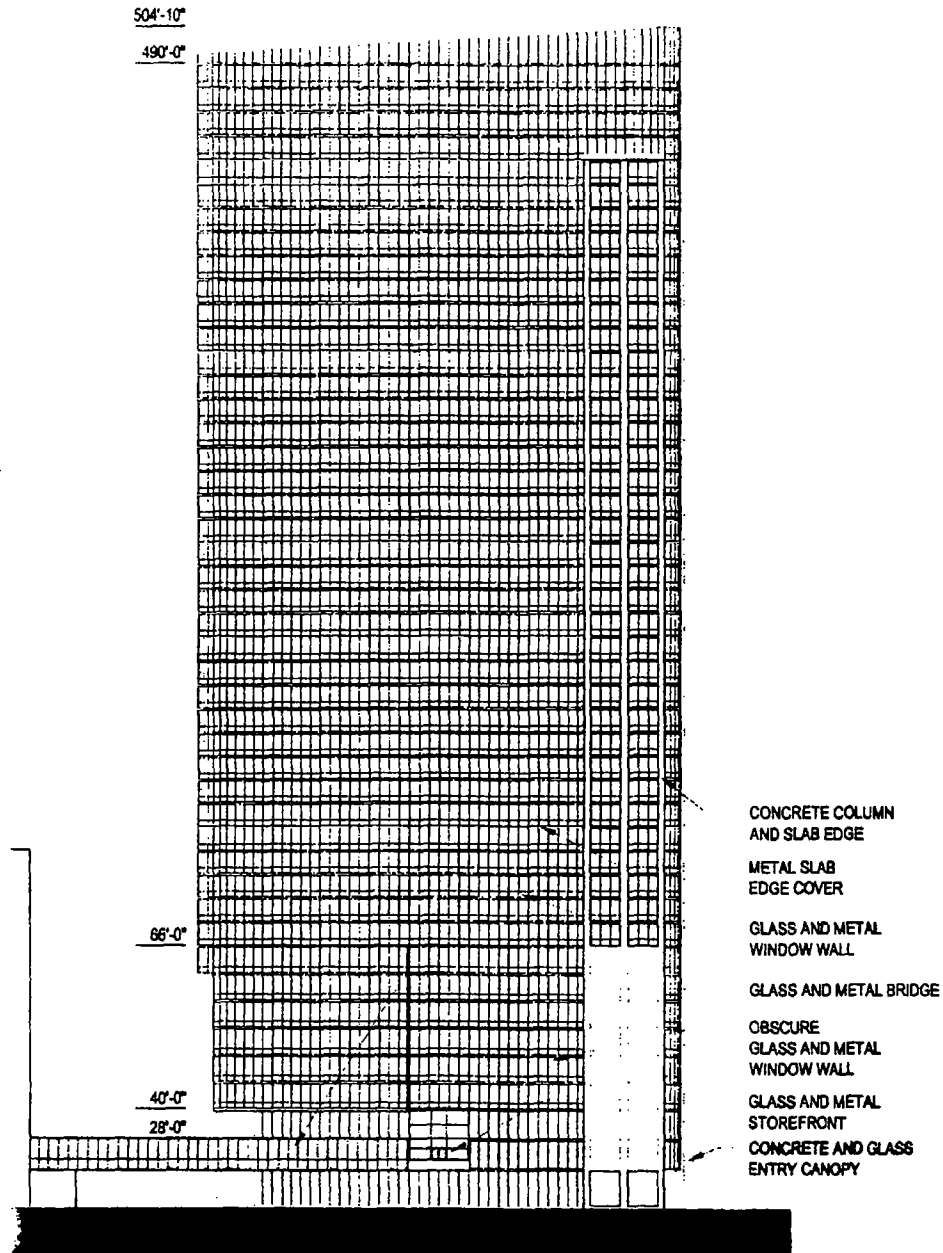
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Address: 1-41 South Halsted; 723-741 West Madison; 760-778 West Monroe, Chicago, IL  
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# Planned Development No. North Elevation



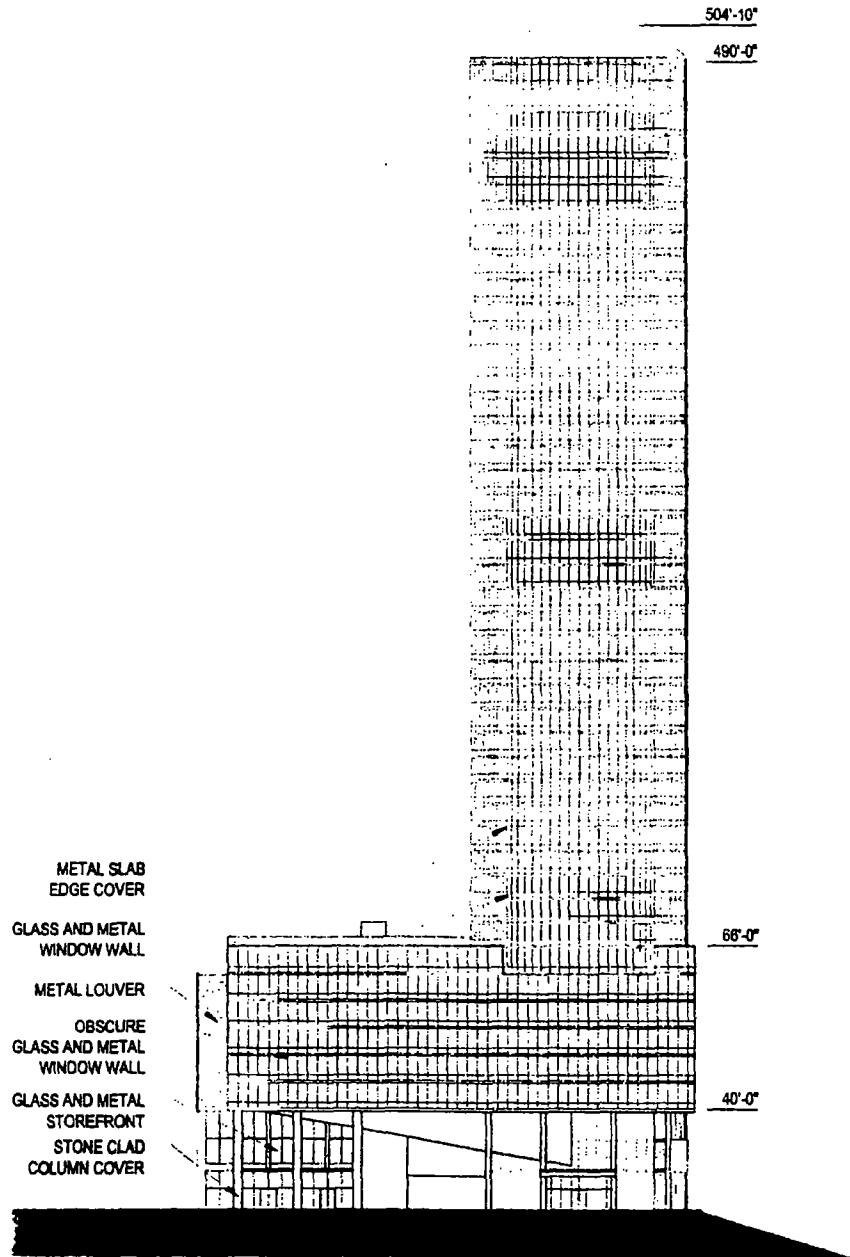
Applicant: Mid City Plaza, L.L.C.  
Address: 1-41 South Halsted; 723-741 West Madison; 760-778 West Monroe, Chicago, IL  
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# Planned Development No. <sup>FINAL FOR PUBLICATION</sup> East Elevation



Applicant: Mid City Plaza, L.L.C.  
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# Planned Development No. South Elevation



Applicant: Mid City Plaza, L.L.C.  
Address: 1-41 South Halsted; 723-741 West Madison; 760-778 West Monroe, Chicago, IL  
Introduced: April 13, 2011  
Plan Commission: August 16, 2012



# CHICAGO BUILDS GREEN

**Project Name:**

One South Halsted

**Project Location:**

\* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction:	Street Name:	Select Street Type:
1	41	S	Halsted	St

Ward No: Community Area No:

27	28
----	----

**Project Type:**

Check applicable:

Planned Development     Redevelopment Agreement     Zoning Change

Public project     Landmark

↳ PD No: tbd    ↳ RDA No:    ↳ From: To:

**Project Size:**

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
79,658	32,855	16,050

**DPD Project Manager:**

Enter First Name Last Name

Fernando Espinoza

**BG/GR Matrix:**

Select project category:

Res. 4 or more Market Rate

**Financial Incentives:**

Check applicable:

TIF     Empowerment Zone Grant     Class L

GRIF     Ind. Dev. Revenue Bonds     Class 6b

SBIF     Bank Participation Loan     DOH

Land Sale Write Down

**Density Bonus:**

Check applicable:

Public plaza & pocket park     Water features in a plaza or pocket park

Chicago Riverwalk improvements     Setbacks above the ground floor

Winter gardens     Lower level planting terrace

Indoor through-block connection     Green roof

Sidewalk widening     Underground parking and loading

Arcades     Concealed above-ground parking

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

**Landscaping:**

7' Landscape Setback  
 Interior Landscape Area  
 No. of Interior Trees  
 No. of Parkway Trees

Square footage:	0	0
Square footage:	0	0
	0	10
	10	10

**Open Space:**

River Setback  
 Private Open Space  
 Privately developed Public Open Space

Square footage:	0	0
Square footage:	17,712	17712
Square footage:	0	0

**Stormwater Management (At-grade volume control):**

Permeable paving  
 Raingarden  
 Filter strip  
 Bioswale  
 Detention pond  
 Native landscaping  
 Rain-water collection cistern/barrel  
 Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	13,815
Gallons:	0
Square footage:	39,829

**Other sustainable surface treatments:**

Green roof  
 Energy Star roof  
 High-albedo pavement

Square footage:	0	13,815
Square footage:	0	27,200
Square footage:		0

**Transportation:**

No. of accessory parking spaces  
 Total no. of parking spaces (Accessory + Non-Acc.)  
 No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)  
 No. of bicycle parking  
 Within 600 ft of CTA or Metra station entrance

	520	520
		520
	0	0
	50	50

Check if applicable:

**Building Certification:**

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input checked="" type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

**Energy efficiency strategies not captured above:**

*(IE: Other than Energy Star Roof – or Energy Star Building Certification)*

Low-e spectrally selective insulated glass in thermally broken frames  
 High efficiency mechanical and plumbing systems  
 Energy efficient lighting with Energy Star compliant fixtures and lamps  
 Water conserving appliances and fixtures  
 Energy Star compliant appliances  
 Energy Star compliant programmable thermostat.  
 Light-colored interior walls and ceilings

**Other sustainable strategies and/or Project Notes:**

Erosion and sediment control  
 Low / no VOC paints and primers  
 Low / no VOC adhesives and sealants  
 Dog Run